

# ***Board of County Commissioners***

## ***Division of Planning & Development***

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# **Memo**

**To:** Zoning & Adjustment Board  
**From:** Brad Cornelius, AICP, Planning Manager  
**Date:** March 31, 2010  
**RE:** Evaluation & Appraisal Report Public Hearing

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At the April 5, 2010, ZAB meeting the public hearing for the Evaluation & Appraisal Report will address the annexation activity within the county. As you can see from the attached document, the County is addressing the annexation issue with the cities through the use of Interlocal Service Boundary Agreements pursuant to Chapter 171, Part II, Florida Statutes. These Agreements will need to be included as part of the rewrite of the County's Comprehensive Plan.

The final public hearing for the EAR will be on April 19, 2010.

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## **Change in Land Area – City Annexation Activity**

Since the last adoption of the Sumter County Comprehensive Plan in 2002, four of the five cities within the county have pursued relative aggressive annexation plans; the exception is the City of Webster. The table below summarizes the acres annexed into each of the cities from 2003 to 2009.

<b>Table 3-1</b>					
<b>Annexation Activity 2003 to 2009 (Acres Annexed)</b>					
<b>Year</b>	<b>City of Bushnell</b>	<b>City of Center Hill</b>	<b>City of Coleman</b>	<b>City of Webster</b>	<b>City of Wildwood</b>
<b>2003</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2004</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>82</b>
<b>2005</b>	<b>1</b>	<b>2,540</b>	<b>0</b>	<b>0</b>	<b>3,783</b>
<b>2006</b>	<b>339</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>10,175</b>
<b>2007</b>	<b>921</b>	<b>0</b>	<b>173</b>	<b>10</b>	<b>6,090</b>
<b>2008</b>	<b>85</b>	<b>0</b>	<b>124</b>	<b>0</b>	<b>18</b>
<b>2009</b>	<b>1,726</b>	<b>0</b>	<b>320</b>	<b>10</b>	<b>0</b>
<b>Total</b>	<b>3,178</b>	<b>2,540</b>	<b>617</b>	<b>28</b>	<b>20,148</b>

Source: County Records of Annexation Activity

The scale of this annexation activity can be measured through a comparison of the acres annexed from 2003 to 2009 to the city size in 2000, as recorded by the U.S. Census Bureau. Based on this comparison, the area annexed from 2003 to 2009 as a percentage of the city size in 2000 are:

City of Bushnell – 216%

City of Center Hill – 220%

City of Coleman – 64%

City of Webster – 3%

City of Wildwood – 605%

In 2006, the County began to take significant notice of the aggressive annexation activities of the cities and initiated consideration of the pursuit of interlocal agreements with the cities to coordinate annexation plans. In 2007, the County entered into negotiations with each of the five cities for the adoption of Interlocal Service Boundary Agreements (Agreements), pursuant to Chapter 171, Part II, Florida Statutes. These Agreements are tool for counties and cities to coordinate and assure the provision of adequate public services within a defined area and establish boundaries and criteria for annexation activity. In 2009, the County executed Agreements with the City of Wildwood, City of Webster, and City of Center Hill. As a result of these Agreements, there is now a coordinated plan for future annexations and the provision of public services for Wildwood, Webster, and Center Hill. The County continues in negotiation with the cities of Bushnell and Coleman to execute their Agreements.

The Sumter County Comprehensive Plan will need to be amended to reflect the coordination mechanisms of the Agreements and consistent with the requirements of Chapter 171, Part II, Florida Statutes. In addition, the Agreements with the cities of Center Hill and Webster call for the development of a unified comprehensive plan between the County and the cities as part of the Evaluation & Appraisal Report based amendments.